

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☐

Property Name: Hayman Farm (Historic Name- Seward Farm) Inventory Number: ~~EAR-362~~ CAR-356
Address: 23865 Racetrack Road City: Ridgely Zip Code: 21660
County: Caroline USGS Topographic Map: Ridgely, MD
Owner: Caroline County Commissioners Is the property being evaluated a district? no
Tax Parcel Number: 29 Tax Map Number: 17 Tax Account ID Number: 07-003714
Project: Caroline County Airport Agency: CCR, Inc.
Site visit by MHT Staff: ☒ no ☐ yes Name: _____ Date: _____
Is the property located within a historic district? ☐ yes ☒ no

If the property is within a district

District Inventory Number: _____

NR-listed district ☐ yes Eligible district ☐ yes District Name: _____

Preparer's Recommendation: Contributing resource ☐ yes ☐ no Non-contributing but eligible in another context ☐

If the property is not within a district (or the property is a district)

Preparer's Recommendation: Eligible ☐ yes ☒ no

Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Documentation on the property/district is presented in:

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

CAR-356

The Hayman House (CAR-362) is located at 23865 Racetrack Road and was built by Mr. Thomas Frank Seward Jr. in 1909. T. Frank Seward was the son of Joshua Henry Seward. Mr. T. Frank Seward was the Sheriff of Denton from 1905-1907, the elected treasurer of Caroline County, was active in the Republican party, and was also involved in agriculture, a lumber business, and was at one time the director of the Ridgely Creamery (Caroline Sun 1912). T. Frank Seward died in 1946 and was buried in Denton Cemetery (Denton Journal 1946). The two-story wooden frame house displays a simple rural example of the Queen Anne style. The house rests on a solid brick foundation, and the original weatherboard exterior has been covered in asbestos siding. The original chimneys have been removed. The hipped roof is covered in composition shingles and features a dominant front-facing gable that is projected forward to create a small central wing. The house is anchored at each exterior end by a lower, two-story gabled addition. A one-story, five-bay porch is located in the north elevation and displays turned wooden posts and decorative wooden brackets. The original windows have been replaced with

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ☐ Eligibility not recommended ☒

Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Comments:

Andrew Lewis
Reviewer, Office of Preservation Services

2/24/06

Date

3/21/06
Reviewer, NR Program

2/21/06

Date

200600485

**MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM**

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one-over-one double-hung sash windows, and metal awning windows with three-lights each have been added to the rear additions. A two-story addition has been added to the south elevation of the house, and a one-story addition has been added to the east elevation of it. Further to the north is a second two-story gabled addition that features a one-story concrete block addition with a shed roof on its north elevation.

There are five outbuildings associated with this house. East of the house are four equipment sheds and a barn. Equipment shed (A) was constructed in the mid-twentieth century and features a gabled roof on the east end of the building that is covered in metal and a shed roof on the west end of the building with a standing-seam metal roof. The gabled portion of the building is open to the north and is entirely clad in metal, and the shed-roof portion of the building is covered in wainscoting. Mid-twentieth-century equipment shed (B) is completely clad in metal with a gabled roof and is open to the north. Late twentieth-century equipment shed (C) features a concrete block foundation and a metal exterior with a gabled roof also covered in metal. Also located on the property is a c. 1930 two-story barn that features an exterior covered in vertical boards and a gambrel roof with overhanging gable ends. The gambrel roof was originally covered in wooden shingles, but is currently clad in standing-seam metal. Appended to the south elevation of the barn is a one-story gabled addition that is constructed of concrete blocks, and the roof is covered in standing-seam metal. Also on the south elevation of the barn is a large one-bay addition for tractors that is constructed of corrugated metal. On the east elevation of the barn is a one-story gabled addition. Equipment shed (D) was built around the mid-twentieth-century and displays four large bays on the south elevation. Equipment shed (D) is a large building that is completely clad in corrugated metal and rests on a concrete block foundation.

This Queen Anne style house is recommended as not eligible for the NRHP under Criterion A. Though this house is still part of a working farm, it was not associated in the development of agriculture in the region. The house is recommended as not eligible for the NRHP under Criterion C due to alterations including the removal of the original chimneys, the addition of asbestos siding to the exterior, the original windows have been replaced, and several additions have been appended to the rear of the house; therefore, the house maintains a low level of architectural integrity. No recommendations are made for Criterion D, since no archaeological survey has been conducted. And The Hayman House, formerly the Seward House is not recommended eligible under Criterion B for its associations with T. Frank Seward. Although T. Frank Seward was active in the community, his professional roles didn't have an important impact on the evolution of the community, didn't have a major influence on the community's legal or political system, or bring about important change. Mr. Seward did not make the type of contributions necessary in any of his positions, including those of Sheriff and Treasurer that would distinguish him from the many other people that have held those roles in the community. He did not achieve the individual significance necessary for the Hayman House to be recommended for the NRHP based on its associations with Mr. Seward. Interviews with the current Caroline County Treasurer, Mr. D. Wooters, and Mr. Charles Moore, long-time Republican who was associated with Mr. Seward, reported that Mr. Seward was well liked and respected, but didn't make significant contributions to the community. Mr. Moore went on to say that there were very few Republicans in the county at that time, so the few Republicans that were active were considered leaders during that period of Caroline County's history. An interview was also conducted with Mrs. Marlene Hayman, former owner of the Seward House, who reported that Mr. Seward also owned a farm on Bell Street outside of the town of Ridgely. In

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NR-ELIBILITY REVIEW FORM**

Continuation Sheet No. 2

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addition, due to the numerous alterations, the property does not retain integrity from the period of its associations with Mr. Seward.

Prepared by: Jennifer B. Stewart

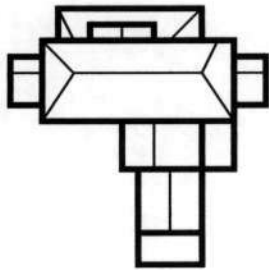
Date Prepared: 08/30/05

CAR-356

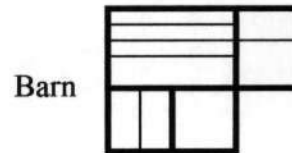
Hayman Farm (CAR-362)
23865 Race Track Road
Ridgley, MD 21660



Race Track Road

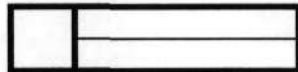
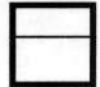


Equipment Shed D

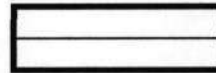


Barn

Equipment Shed C



Equipment Shed A



Equipment Shed B

CAR-356

Date: 08/23/05

[illegible]

B

CAR-356

D



A

C

F

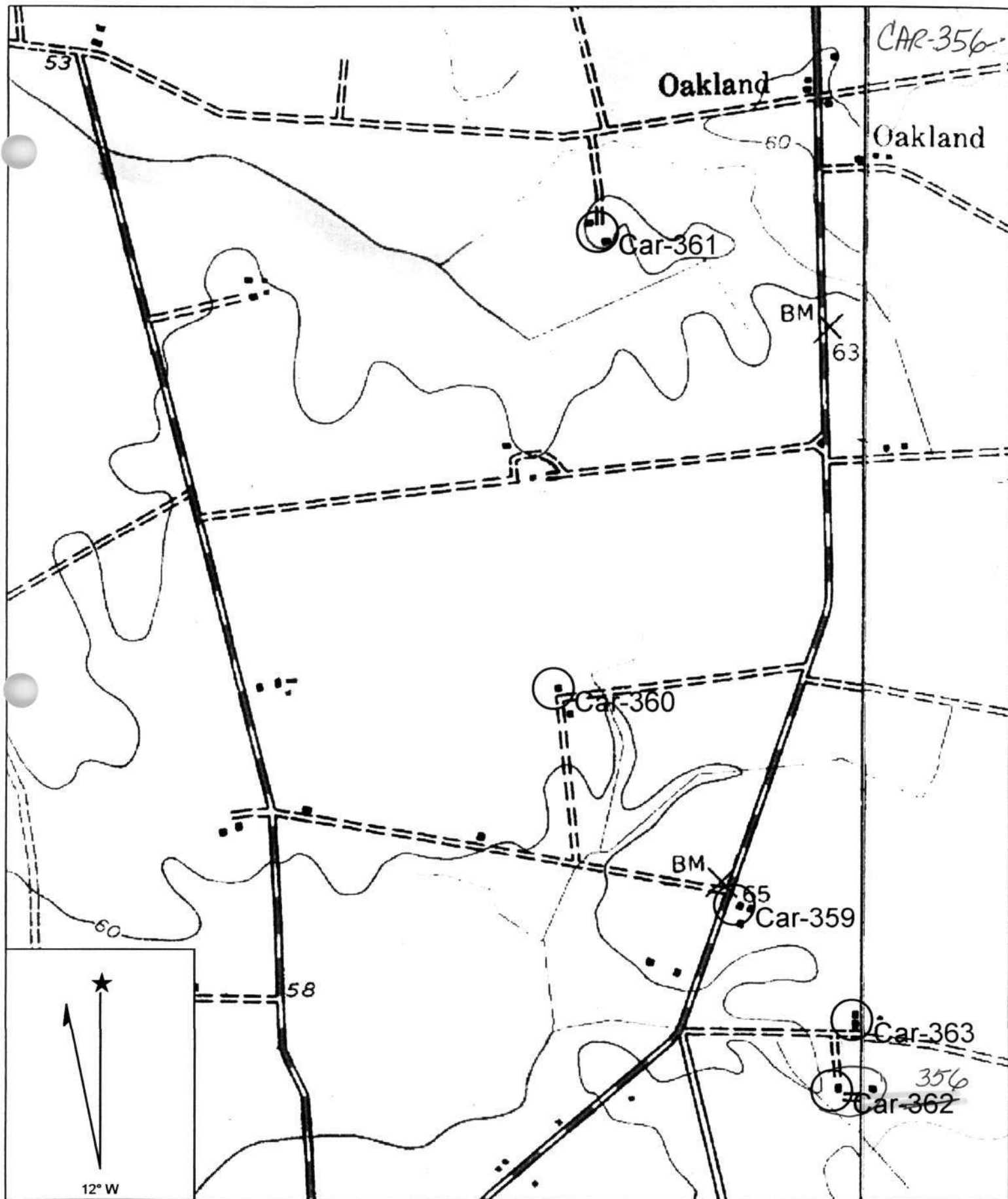
CAR-356

H



E

G



Name: RIDGELY
Date: 9/30/2005
Scale: 1 inch equals 1000 feet



CAR-356 HAYMAN/SEWARD FARM

CAROLINE Co, MD

8/23/05

1 00-4-1111 11111 1111 111 111 111 111

VIEW OF HOUSE, NORTH ELEVATION

ROLL 2/EXP 7

JEN STEWART/COASTAL CAROLINA RESEARCH
MD SHPO



DEL 11:11 1. 14 205 0711 11 11 11-8-10 2

CAR-356 HAYMAN/SEWARD FARM
CAROLINE Co, MD



8/23/05

VIEW OF HOUSE, SOUTH ELEVATION

ROLL 2/EXP 9

JEN STEWART/COASTAL CAROLINA RESEARCH
MD SHAD

NR Eligible: yes _____
no _____

MARYLAND HISTORICAL TRUST REVIEW													
Eligibility recommended _____					Eligibility not recommended <u> x </u>								
Criteria:	<u> A </u>	<u> B </u>	<u> C </u>	<u> D </u>	Considerations:	<u> A </u>	<u> B </u>	<u> C </u>	<u> D </u>	<u> E </u>	<u> F </u>	<u> G </u>	<u>None</u>
Comments: _____													
 Reviewer, Office of Preservation Services					<u> 11/14/03 </u> Date								
 Reviewer, NR Program					<u> 11/14/03 </u> Date								

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NR-ELIBILITY REVIEW FORM**

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vinyl sash replacement units. The original, one-over-one-light, double-hung, wood sash units remain on the second floor of the north elevation. Vinyl shutters mark each window on the north elevation.

A six-bay porch that extends the width of the dwelling is found on the north elevation. A recently constructed wooden wheelchair ramp covers the steps and terminates at the porch. The porch is supported on brick piers. Six turned columns with brackets support the porch roof.

Three additions were constructed to the rear of the house. A one-and-a-half-story appendage on the south elevation, which was a former tenant house, has a shed roof and provides access to the kitchen. A one-and-a-half-story addition, which according to the current property owner also was a tenant house, was relocated behind the kitchen wing, on the south elevation of the dwelling. The addition has a square footprint and a gable roof. A one-story concrete block and asbestos-clad addition with a shed roof was appended south of the tenant house addition.

A brick chimney is located west of the dwelling. According to Norris Hayman, the chimney was present when he acquired the property in 1961. The chimney was used to burn rubbish. The stack has partially collapsed.

A small hay barn, constructed circa 1930, is located east of the residence. The barn is part of a complex of metal agricultural outbuildings constructed in the mid- and late twentieth century. The wood-frame building occupies a rectangular footprint and faces west. The building is one story with a loft. The building terminates in a steeply pitched, hipped gable roof, with a hay hood on the west elevation. The roof is sheathed in standing seam metal. The exterior of the building is clad in vertical wood bead board. Windows are six-light, fixed-sash. A loafing shed is attached to the rear (east) of the barn. The loafing shed is clad in vertical wood siding. A single-story, concrete-block addition was constructed on the west elevation, to the south of the principal block. Six-light hopper windows and three-light, wood, fixed-sash windows characterize the addition. The addition terminates in a gable roof clad in standing seam metal.

According to the current tenant, the remaining agricultural buildings were constructed between 1966 and 1982 (Norris Hayman, personal communication, 29 May 2003 and 12 August 2003). Six buildings, including equipment sheds and two garages, and a complex containing three silos are located east and south of the dwelling. The buildings occupy rectangular or square footprints and have either poured concrete or dirt foundations. The buildings are clad in corrugated metal and terminate in shallow-pitched gable roofs sheathed in corrugated metal. The silos also are clad in corrugated metal and terminate in conical roofs clad in standing seam metal.

Overview

T. Frank Seward acquired the Dreamland property in 1906. Dreamland was part of a larger tract originally owned by Rev. Greenbury W. Ridgely, for whom the town a short distance south of property was named. By 1906, the house depicted on Isler's 1875 map and Saulsbury's 1897 map does not appear to have been standing. According to Norris Hayman, the current tenant, the house on the property burned in 1888. The current farmhouse likely was built within two years of Seward's purchase of the property. In 1909, improvements on the property were assessed at \$1,200, suggesting that substantial improvements had been made to the property.

The Searwards were a locally prominent family active in business and public service. T. Frank Seward was a public official, businessman, and farmer. He served as Caroline County sheriff for two years following his election in 1905. He also was elected treasurer, a position he held for eighteen years. He served on the board of directors of the Ridgely Creamery after leaving the sheriff's office. The Ridgely Creamery opened in 1911 to produce butter; the large-scale cooperative enabled farmers to make a better return than individually selling and marketing their products. Milk products produced by the creamery were shipped as far as Philadelphia by rail. After purchasing the creamery in 1914, Seward, and two other investors sold the company to a Philadelphia milk producer (*Denton Journal* 1914). He also was involved in the lumber industry with his brother William H. Seward. T. Frank Seward's farm grew strawberries and vegetables.

Dreamland does not retain sufficient integrity of design, workmanship, association, feeling, setting, materials or location for inclusion in the National Register of Historic Places. The complex of buildings, including the ca. 1909 dwelling, and agricultural outbuildings, does not represent an event important to local, state, or national history (Criterion A). Research to date has not yielded information on an association with a person significant in the past (Criterion B). Although the north

**MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM**Continuation Sheet No. 2

elevation retains some characteristics of Victorian era folk design, the building has undergone significant alteration to alter its historic appearance and integrity. In addition, the collection of outbuildings does not represent the type or design of buildings constructed during the turn of the twentieth century (Criterion C). An archeological survey conducted in August 2003 indicated that property did not yield or will be likely to yield information important to prehistory or history (Criterion D).

Prepared by:

Kirsten Peeler
Project Manager
R. Christopher Goodwin &
Assoc., Inc.

Date Prepared: 3 September 2003

CAR-356
Dreamland
Caroline County, Maryland
Ridgely
Ca. 1909 and ca. 1930
Public

Capsule Summary

Dreamland is characterized by cultivated fields and buildings related to an active agricultural enterprise. Formal landscaping is limited to the area immediately surrounding the dwelling. Landscaping consists of a mowed lawn, a number of mature trees planted near the dwelling, and a hedge that screens the house from the street. Built resources include a ca. 1909 dwelling, seven outbuildings, including a ca. 1930 hay barn and six garages and storage buildings constructed between 1966 and 1982 and a complex containing three silos constructed between 1962 and 1976. A ca. 1950 free standing brick chimney also is located on the property.

Dreamland does not retain sufficient integrity of design, workmanship, association, feeling, setting, materials or location for inclusion in the National Register of Historic Places. The complex of buildings, including the ca. 1909 dwelling, and agricultural outbuildings, does not represent an event important to local, state, or national history (Criterion A). Research to date has not yielded information on an association with a person significant in the past (Criterion B). Although the north elevation retains some characteristics of Victorian era folk design, the building has undergone significant alteration to alter its historic appearance and integrity. In addition, the collection of outbuildings does not represent the type or design of buildings constructed during the turn of the twentieth century (Criterion C). An archeological survey conducted in August 2003 indicated that property did not yield or will be likely to yield information important to prehistory or history (Criterion D).

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. CAR-356

1. Name of Property (indicate preferred name)

historic Dreamland (preferred)

other Hayman Farm

2. Location

street and number 23865 Race Track Road ___ not for publication

city, town Ridgely X vicinity

county Caroline County

3. Owner of Property (give names and mailing addresses of all owners)

name County Commissioners of Caroline County, Maryland

street and number 109 Market Street telephone 410.479.0660

city, town Denton state Maryland zip code 21629

4. Location of Legal Description

courthouse, registry of deeds, etc. Caroline County Courthouse liber FDM 463 folio 63

city, town Denton tax map 17 tax parcel 29 & 162 tax ID number 003714

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

Category

- ☐ district
☒ building(s)
☐ structure
☐ site
☐ object

Ownership

- ☒ public
☐ private
☐ both

Current Function

- ☒ agriculture
☐ commerce/trade
☐ defense
☐ domestic
☐ education
☐ funerary
☐ government
☐ health care
☐ industry
☐ landscape
☐ recreation/culture
☐ religion
☐ social
☐ transportation
☐ work in progress
☐ unknown
☐ vacant/not in use
☐ other: _____

Resource Count

Contributing	Noncontributing
___	<u>8</u> buildings
___	___ sites
___	<u>4</u> structures
___	___ objects
___	<u>12</u> Total

Number of Contributing Resources
previously listed in the Inventory

0

7. Description

Inventory No. CAR-356

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Summary

Dreamland is characterized by cultivated fields and buildings related to an active agricultural enterprise. Formal landscaping is limited to the area immediately surrounding the dwelling. Landscaping consists of a mowed lawn, a number of mature trees planted near the dwelling, and a hedge that screens the house from the street. Built resources include a ca. 1909 dwelling, seven outbuildings, including a ca. 1930 hay barn and six garages and storage buildings constructed between 1966 and 1982 and a complex containing three silos constructed between 1962 and 1976. A ca. 1950 free standing brick chimney also is located on the property.

Dwelling

A gravel driveway provides access from Race Track Road to the circa 1909 dwelling. A gravel driveway and parking lot separate the dwelling from the agricultural outbuildings. The two-story building is oriented north towards Race Track Road. The wood-frame building rests on a brick foundation and terminates in a pyramid roof. Basement access is through Bilco doors located on the west elevation. The entire building is clad in asbestos shingles. Some of the asbestos shingles are missing, revealing that the original siding consisted of wood clapboards. Two-story gable wings project from the pyramid roof on the north, east, and west elevations. Gable returns characterize the projecting bays. Gable returns also are located on the north elevation. The roof is clad in asphalt shingles. An external brick chimney is located on the west elevation. A variety of windows are located on the building. Windows in the principal block of the dwelling are one-over-one light, double-hung, vinyl sash replacement units. The original, one-over-one-light, double-hung, wood sash units remain on the second floor of the north elevation. Vinyl shutters mark each window on the north elevation.

A six-bay porch that extends the width of the dwelling is found on the north elevation. Two concrete steps provide access to the porch. A recently constructed wooden wheelchair ramp covers the steps and terminates at the porch. The porch is supported on brick piers. Six turned columns with brackets support the porch roof. The north elevation is symmetrical; a contemporary vinyl door is centered in the elevation.

Three additions were constructed to the rear of the house. According to the current tenant, two of the additions were former tenant houses/strawberry shacks that were appended to the main house in the early twentieth century. A one-and-a-half-story appendage on the south elevation, which was a former tenant house, has a shed roof and provides access to the kitchen. The kitchen wing is one story on the east elevation, and has two, one-over-one-light, double-hung, vinyl sash windows at the second floor. A contemporary vinyl door centered in the elevation characterizes the kitchen addition. Vinyl windows of various sizes are located on either side of the door. A one-and-a-half-story addition, which according to the current tenant also was a tenant house, was relocated behind the kitchen wing, on the south elevation of the dwelling. The addition has a square footprint and a gable roof. Two, one-over-one light, double-hung, vinyl sash windows are located in the gable end of the addition's south elevation. A one-story concrete block and asbestos-clad addition with a shed roof was appended south of the tenant house addition. An off-center vinyl door located on the south elevation provides access to the concrete block addition. Three-light vinyl windows characterize the east, south, and west elevations of the addition. Some of the windows on the east and west elevations have vinyl blinds.

The interior has a central hall with two parlors located on either side of the hall. The parlors extend the length of the original dwelling. Pocket doors separate the parlors from the hall. Direct access to the kitchen is from the east parlor. Windows and doors exhibit decorative wood molding with bull's eye corner blocks. An open stair from the hall leads to the second floor. The stair employs turned balusters and has a decorative square newel post, with a bull's eye corner block, quarter round turned spindles and a newel cap. The current tenants added the crown molding found in the east parlor when the ceiling was lowered. A wood mantel with two round columns, located in the southeast corner of the east parlor, was present when the Haymans acquired the property in 1961. The mantel is not attached to a chimney. The east parlor leads directly into the kitchen. A bathroom is located in the southeast corner of the kitchen. A pantry and dining area are located beyond the kitchen. The concrete block addition beyond houses a hot tub. The second floor has three bedrooms and a bathroom. The dwelling's interior has undergone significant alterations. The current tenants replaced the plaster walls with drywall and the ceiling in the east parlor was lowered by six inches. The kitchen ell also was

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. CAR-356

Name
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completely rebuilt by the Haymans (Norris Hayman, personal communication, 12 August 2003). Side porches were enclosed and incorporated into the footprint of the kitchen, and some doors leading into the kitchen were eliminated or relocated (Marlene Hayman, personal communication, 14 August 2003). The arrangement and layout of the rooms, however, has remained the same.

A brick chimney is located west of the dwelling. According to Norris Hayman, the chimney was present when he acquired the property in 1961. The chimney was used to burn rubbish. The stack has partially collapsed.

A small hay barn, constructed circa 1930, is located east of the residence. The barn is part of a complex of metal agricultural outbuildings constructed in the mid- and late twentieth century. Access to the barn is from a gravel drive that leads to a gravel parking lot. The wood-frame building occupies a rectangular footprint. The barn faces west. The building is one story with a loft. The building terminates in a steeply pitched, hipped gable roof, with a hay hood on the west elevation. The roof is sheathed in standing seam metal. Original roofing materials, which are visible under holes in the metal roof, consisted of cedar shakes. The exterior of the building is clad in vertical wood bead board. Windows are six-light, fixed-sash. Doors are found on the north, west, and south elevations. A loafing shed is attached to the rear (east) of the barn. The loafing shed is clad in vertical wood siding. The shed terminates in a low-pitched shed roof clad in standing seam metal. A single-story, concrete-block addition was constructed on the west elevation, to the south of the principal block. Six-light hopper windows and three-light, wood, fixed-sash windows characterize the addition. The addition terminates in a gable roof clad in standing seam metal. The area between the concrete block addition and the loafing shed, on the barn's south elevation, is partially enclosed by corrugated metal siding and a corrugated metal roof.

According to the current tenant, the remaining agricultural buildings were constructed between 1966 and 1982 (Norris Hayman, personal communication, 29 May 2003 and 12 August 2003). Six buildings, including equipment sheds and two garages, and a complex containing three silos are located east and south of the dwelling. The buildings occupy rectangular or square footprints and have either poured concrete or dirt foundations. The buildings are clad in corrugated metal and terminate in shallow-pitched gable roofs sheathed in corrugated metal. The buildings lack exterior ornamentation, with openings consisting of garage doors and infrequent metal sash windows. The silos also are clad in corrugated metal and terminate in conical roofs clad in standing seam metal.

8. Significance

Inventory No. CAR-356

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:

Specific dates ca. 1909 – ca. 1961 **Architect/Builder** unknown

Construction dates ca. 1909, ca. 1930, ca. 1966 - 1982

Evaluation for:

☒ National Register ☐ Maryland Register ☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Summary

Dreamland does not retain sufficient integrity of design, workmanship, association, feeling, setting, materials or location for inclusion in the National Register of Historic Places. The complex of buildings, including the ca. 1909 dwelling, and agricultural outbuildings, does not represent an event important to local, state, or national history (Criterion A). Research to date has not yielded information on an association with a person significant in the past (Criterion B). Although the north elevation retains some characteristics of Victorian era folk design, the building has undergone significant alteration to alter its historic appearance and integrity. In addition, the collection of outbuildings does not represent the type or design of buildings constructed during the turn of the twentieth century (Criterion C). An archeological survey conducted in August 2003 indicated that property did not yield or will be likely to yield information important to prehistory or history (Criterion D).

Resource History

T. Frank Seward acquired the Dreamland property in 1906. His home "Dreamland" was part of the "Job's Field" track, "containing ninety acres on the road to Oakland, two miles north of town" (*The Caroline Sun* 1912:33). Dreamland was part of a larger tract originally owned by Rev. Greenbury W. Ridgely. Rev. Ridgely, for whom the town a short distance south of the property was named, owned a large tract of land in the vicinity of the town. He purchased property that included all or part of Dreamland in the 1850s. Ridgely died without a will, and the equity court appointed his son, William S. Ridgely, as trustee of the estate. Elizabeth Mary Howard bought two parcels, totaling 315 acres, out of the Ridgely tract. According to the 1902 assessment records for Elizabeth Mary Howard, she sold four portions of the property totaling 51.5 acres with an assessed value of \$515. In 1906, she sold another 40 acres to T. Frank Seward. This property had an assessed value of \$400, with no indication of any improvements (Caroline County Board of County Commissioners Assessment Record 1897-1898:83; Caroline County Land Records TLD 71:117). By 1906, the house depicted on Isler's 1875 map and Saulsbury's 1897 map does not appear to have been standing. According to Norris Hayman, the current tenant and former property owner, the house on the property burned in 1888.

The current farmhouse likely was built within two years of Seward's purchase of the property. In 1909, improvements on the property were assessed at \$1,200, suggesting that substantial improvements had been made to the property. The increase in the assessment value most likely resulted from the construction of the house. Seward also owned a number of horses, cattle, hogs and sheep, which had a combined assessed value of \$1,683. A photo of the house appeared in a 1912 history of Ridgely and was labeled "Mr. Seward's County Home." Based on a comparison of the building depicted in the photo, this is the same dwelling that currently stands on the property (*The Caroline Sun* 1913:33).

In 1916, T. Frank and Anna B. Seward sold the property, now 80 acres, to Frank's brother, William W. Seward (Caroline County Land Records Liber LBT 78 Folio 200). William Seward sold the same 80 acres the following year to Harry T. Wood, but reserved crops for the year 1917 (Caroline County Land Records Liber LBT 78 Folio 561).

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Assessment records for 1918 to 1923 provided details on the activity at the property. Wood owned 90 acres of tillable land and was assessed \$35 per acre, for a total assessed value of \$3,150. By 1923, the property appears to have contained the main dwelling, at least two barns, and several other buildings. The dwelling was assessed at \$1,152, or \$48 less than Seward was assessed in 1909. The barns were assessed at \$398, and other buildings were assessed at \$200 (Caroline County Supervisor of Assessments Assessment Record 1918-1923).

In 1927, Frank L.R. Nuttle purchased 80 acres after Harry T. and Addie V. Wood defaulted on their mortgage (Caroline County Land Records Liber TCH 89 Folio 121). Frank Nuttle's sons, Elias W. and Philip E. Nuttle, inherited the land after his death (Caroline County Land Records Liber 145 Folio 360). They sold the property to the Haymans in 1961 (Caroline County Land Records Liber 145 Folio 360).

At the time of Hayman's purchase in 1961, structures on the property consisted of the main dwelling (built ca. 1909) and a ca. 1930 barn (date based upon information conveyed at the time of purchase). The Haymans built the remaining six buildings and the complex of three silos currently standing on the property between 1966 and 1982. The free standing brick chimney located west of the dwelling was constructed by the previous property owner. The Haymans sold the property to the County Commissioners of Caroline County in 2002 (Caroline County Land Records Liber FDM 463 Folio 63). The Haymans remain on the property as tenants.

Joshua Seward, T. Frank Seward's father, moved to Caroline County from Queen Anne's County at the end of the nineteenth century (*The Caroline Sun* 1912:33). T. Frank Seward (1873 - 1947) married Annie Rolph (1875 - 1960). Together they had three children Ella, Mildred, and Mervin.

The Swards were a prominent family locally active in business and public service. T. Frank Seward was a public official, businessman, and farmer. T. Frank Seward served as Caroline County sheriff for two years following his election in 1905. He also was elected treasurer, a position he held for eighteen years. Later, he served on the board of directors of the Ridgely Creamery after leaving the sheriff's office. The Ridgely Creamery opened in 1911 to produce butter. The large-scale cooperative enabled farmers to maximize profits over individual production and sales. Milk products produced by the creamery were shipped by train as far as Philadelphia. After purchasing the creamery in 1914, Seward, and two other investors sold the company to a Philadelphia milk producer (*Denton Journal* 1914). T. Frank Seward also was involved in the lumber industry with his brother William H. Seward. He was a farmer, growing strawberries and vegetables.

William H. Seward, T. Frank Seward's brother, also was a prominent farmer. During the years of the twentieth century, William W. was one of the largest strawberry growers in Caroline County (*Caroline Sun* 1912:52). He owned approximately 150 acres northwest of Ridgely. He was president of the Ridgely Fruit Growers' Association, which provided security to strawberry growers by eliminating commissioners who acted as middlemen. William H. Seward also was publicly active, serving as a commissioner for the public school board. William Seward was president of the Bank of Ridgely.

During the late nineteenth and early twentieth centuries, Caroline County's population, agricultural activities, and industry continued to expand. Caroline County residents established new towns during the period to accommodate population growth and increased agricultural activity. In 1867, the Maryland and Baltimore City Land Association founded the town of Ridgely as the main junction between the Delaware and Baltimore Railroad and the Choptank River. Initial efforts to develop the hamlet of Ridgely failed, but the village later became a thriving town with diversified industries and access to major rail lines.

Improved transportation networks during the mid-nineteenth century supported the region's continued economic growth, although development was slow in isolated sections of the county. By 1883, the Choptank Steamboat Company was established. Another railroad was built from Claiborne to the Choptank River, in 1910 (Lantz 1929:280).

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Agriculture improved with mechanization, the use of fertilizers, and new methods of crop rotation (Bast 1950:964). Farm size remained consistent throughout the period, at roughly 100 acres (University of Virginia Geospatial and Statistical Data Center 1998:1870-1930). A major influence in agriculture was the introduction of the refrigerated railroad car that enabled county farmers to transport perishable fruits and vegetables to expanding northern markets (Bast 1950:965). The commercial seafood industry also benefited from improved transportation facilities (Wesler et al. 1981:325), and dairy farming became more common (Lantz 1929:280).

The greatest influence on agricultural production was the advent of truck farming supported by the growth of railroads and the introduction of refrigerated railroad cars. The farms initially grew traditional Caroline County crops such as wheat and corn and other agricultural goods such as fruits and vegetables for shipment to markets in the north. The development of refrigerated railcars enabled farmers to ship perishable crops such as strawberries and dairy products to distant markets (Rairigh 1950:1115).

In addition to shifting agricultural activity, industrial development occurred during this period. Among the county's most important industries were canneries, which complemented the area's truck farming businesses (Rairigh 1950:1115). The canning industry played an influential role in Ridgely between 1895 and 1919. Over 250 food processors once operated in Caroline County region (www.ridgelymd.org/welcome.htm). Armour & Co., a national firm headquartered in Chicago, Illinois, operated a canning plant in Ridgely during the early twentieth century. Industry in the town of Ridgely included two canning factories, a tin can factory, three basket factories, a poultry farm, one fruit preservation company, one shirt producer, an engineering and manufacturing company, and a creamery (*The Caroline Sun* 1912:18, 66; Cochrane et al. 1971:307). A strawberry exchange operated at the railroad depot, in which buyers from New York bid for crates of strawberries and then took them back to New York for sale (Fleetwood 1983:197-8). Strawberry growers employed pickers who lived on the farms in shanties.

During the twentieth century, Caroline County continued to grow and diversify. Agricultural production in the county continued to focus on the production of grains, and on truck and dairy farming; poultry farms and processing plants also were established. By 1954, the county contained a total of 1,571 farms, including 427 livestock and dairy farms and 1,100 farms that included poultry in their agricultural output (Cochrane et al. 1971:4). Industrial activity played a greater role in the county's economic life. Canning of local agricultural products remained the county's largest industry. Today the county continues as an important agricultural and industrial center on the Eastern Shore. Caroline County has remained rural into the twenty-first century, with the population expected to approach 31,000 in 2005 (www.carolinemd.org/business/demographics.html).

Agriculture production during the mid-nineteenth century consisted of wheat, corn, peaches, and apples. The late twentieth century witnessed a return to these activities. The Haymans, who are tenants of the property, grow corn, soybeans, wheat, and barley (Norris Hayman, personal communication, 12 August 2003).

The dwelling was constructed during the late Victorian era, and exhibits characteristics of Victorian folk architecture. Rapid industrialization and the growth of the railroad during the Victorian period led to changes in American house design and construction (McAlester 2000:239). Balloon framing enabled the construction of irregular floor plans. Industrialization also made possible the mass-production of decorative features for doors, windows, roofing, and siding (McAlester 2000:239). Asymmetrical facades, full-width porches with turned columns, pyramidal roofs with a front gable, and Queen Anne ornamentation were common features of folk Victorian dwellings. Dwellings with pyramidal roofs, which were less expensive to build because they needed fewer long-spanning rafters, replaced the less spacious hall-and-parlor plan popular during the eighteenth century.

Dwellings constructed in Caroline County during the nineteenth century "consisted of two-story principal section with a lower wing of either one-and-one-half stories" (Maryland Historical Trust 1980:8). In plan, dwellings took the form of a T. Improved transportation methods, such as the railroad, brought increased wealth to Caroline County. As a result, the "architecture of the late nineteenth

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century and early twentieth century reflects this new prosperity" (Maryland Historical Trust 1980:18). Examples of increased prosperity and the growth of the railroad are found in Ridgely. A local Ridgely resident, James A. Perry, introduced a new architectural feature to the Ridgely area when he constructed his residence in 1876. The construction of the Perry residence on the corner of Central Avenue and First Street popularized the A-front dwelling (*Caroline Sun* 1912:12).

Residences in Caroline County have a building tradition influenced by the additive design in residential architecture. Reusing buildings enabled the construction of larger dwellings. This appears to be the case with Dreamland. According to the former property owner, Norris Hayman, the rear sections of the dwelling housing the kitchen and screened porch were tenant houses or shanties that had been relocated and attached to the principal dwelling. Dreamland also incorporates other characteristics common to Caroline County domestic architecture. The dwelling occupies a T footprint and incorporates a peaked front gable.

The buildings were individually and collectively analyzed applying the Standards and Guidelines for Architectural and Historical Investigations in Maryland and the National Register of Historic Places criteria. Dreamland does not retain sufficient integrity of design, workmanship, association, feeling, setting, materials or location for inclusion in the National Register of Historic Places. The complex of buildings, including the ca. 1909 dwelling, and agricultural outbuildings, does not represent an event important to local, state, or national history (Criterion A). Research to date has not yielded information on an association with a person significant in the past (Criterion B). As a collection of buildings, Dreamland and the associated outbuildings do not retain the aspects of integrity to convey its significance. Although the north elevation retains some characteristics of Victorian era folk design, the building has undergone significant alteration to alter its historic appearance and integrity. Modifications over time have dramatically altered the dwelling. The introduction of new materials, such as asbestos siding, the replacement of the majority of the windows, the construction of the wheelchair ramp, the installation of the vinyl shutters, and the removal of the chimneys have resulted in the diminution of integrity. The main block retains its overall form and mass, however, the additions have undergone significant alterations. The addition housing the kitchen was rebuilt, and the side porches incorporated into the footprint of the kitchen. On the interior, the internal doors have been eliminated. With the exception of an upstairs closet, all the plaster walls have been replaced with drywall and the ceiling lowered in the east parlor. In addition, the collection of outbuildings does not represent the type or design of buildings constructed during the turn of the twentieth century (Criterion C). The ca. 1930 hay barn lost its historical association when the ca. 1966 – ca. 1982 corrugated metal agricultural buildings were constructed. An archeological survey conducted in August 2003 indicated that property did not yield or will be likely to yield information important to prehistory or history (Criterion D).

9. Major Bibliographical References

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See continuation sheet.

10. Geographical Data

Acreage of surveyed property approximately 6.4 acres
Acreage of historical setting 80 acres
Quadrangle name Ridgely and Denton

Quadrangle scale: 1:2400

Verbal boundary description and justification

The boundaries are those currently associated with the farm buildings. The approximately 6.4 acre complex includes the dwelling and chimney, and the ten outbuildings consisting of the hay barn, garages, storage buildings, and silos.

11. Form Prepared by

name/title	Kirsten Peeler, Project Manager, and Christine Heidenrich, Historian		
organization	R. Christopher Goodwin & Associates, Inc.	date	3 September 2003
street & number	241 East Fourth Street, Suite 100	telephone	301.694.0428
city or town	Frederick	state	MD

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

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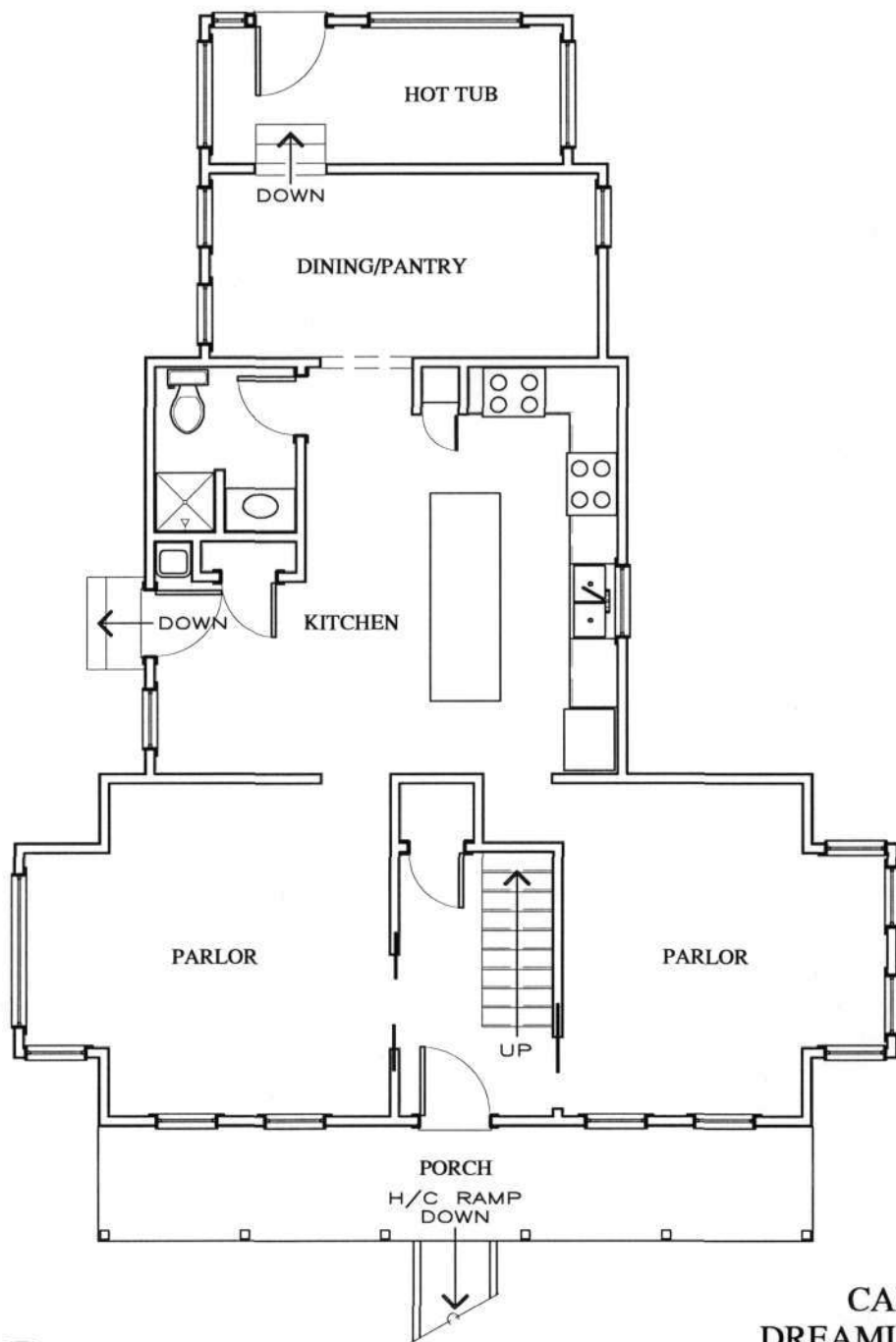
Number 9 Page 2

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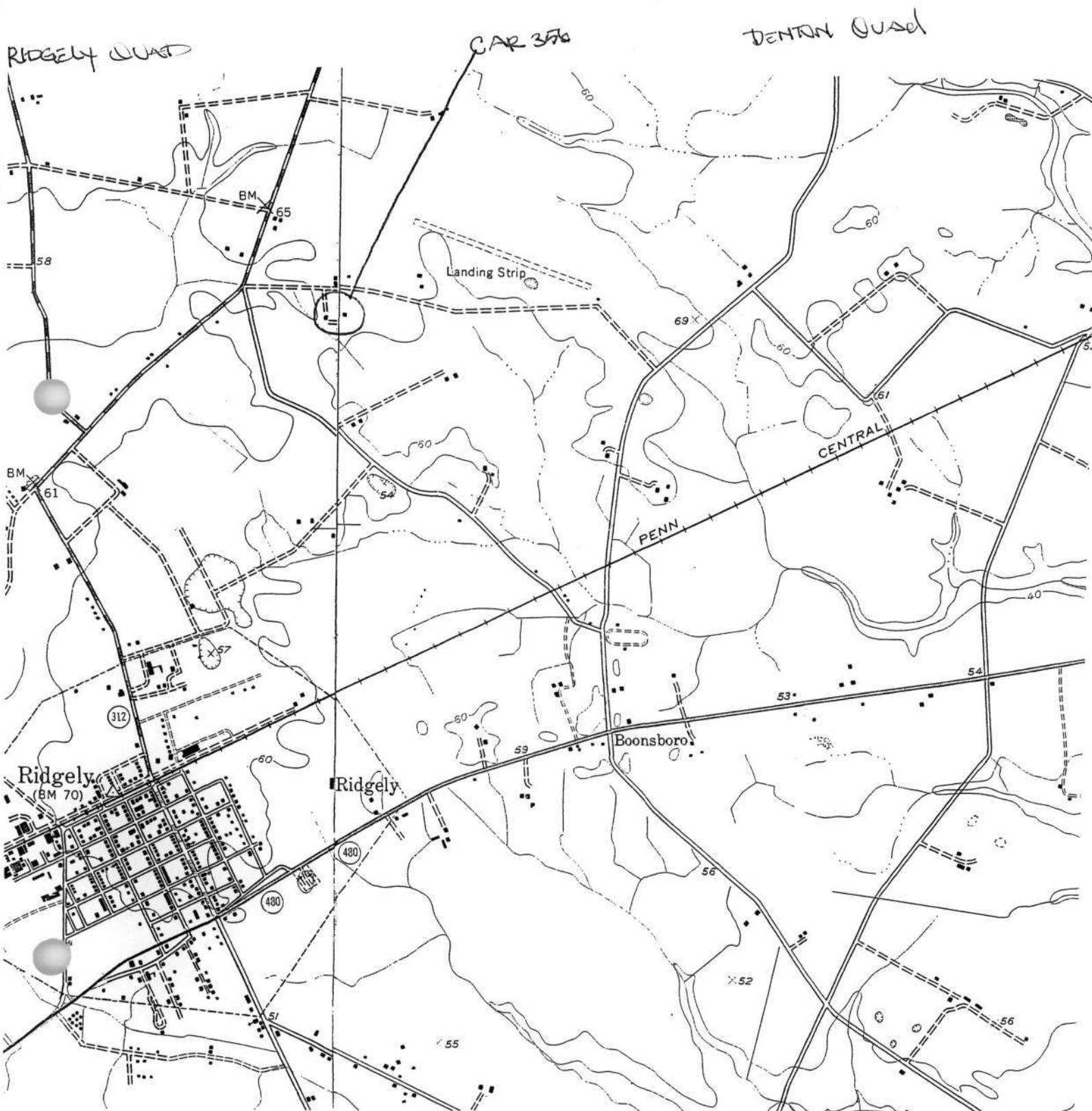
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CAR-356



CAR-356
DREAMLAND
Ridgely, Caroline County, Maryland
First Floor Sketch Plan
Drawn by RCG&A, September 2003
Not to Scale





CAR 356
DREAMLAND
CAROLINE COUNTY, MARYLAND
C. HEIDENRICH
AUGUST 2003
WD SHP
DUELING, NORTH ELEVATION
1 OF 11



CAR 356
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CAROLINE COUNTY, MARYLAND
C. HEIDENRICH
AUGUST 2003
NO SHED
DUELLING, EAST ELEVATION
2 OF 11



OPR 354
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C. REIDENRICH
AUGUST 2003
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3 OF 11



CAR 350
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AUGUST 2003
MD SAPO
DWELLING, SOUTH ELEVATION

4 OF 11



CAR 350
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CARPONE COUNTY, MD
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AUGUST 2003
MD STATE
DWELLING, WEST ELEVATION
5 OF 11



CAR 356
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6 OF 11



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CAROLINE COUNTY, MARYLAND
C. HEIDENRICH
AUGUST 1903
NO SIGN
DWELLING, INTERIOR, HEWEL POST
7 OF 11



CAR-356

DREAMLAND

CAROLINE COUNTY, MARYLAND

AUGUST 2003, C. HEIDENRECHT

NO CHAD

HAY BARN + CONCRETE BULK ADDITION, WEST ELEVATION

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CAR 350
DREAMLAND
CAROLINE COUNTY, MARYLAND
C. HEIDENRICH
AUGUST 2003
HD SHPO
GARAGE, SOUTH ELEVATION
9 OF 11



CAR 350
DREAMLAND
CAROLINE COUNTY, MARYLAND
C. HEIDENRICH
AUGUST 2003
MD 540
SHED, NORTH ELEVATION
10 OF 11



CAR356
BREAMLAND
CAROLINE COUNTY, MARYLAND
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MD SHPO
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